153.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,700 / 830,700
					USE VALUE:	830,700 / 830,700
					ASSESSED:	830,700 / 830,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER RAYMOND M &
Owner 2:	LEICHTMAN IVY JANE FRIES
Owner 3:	
Street 1:	22 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GENNIS ANGELINE -
Owner 2:	LIFE ESTATE -
Street 1:	22 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 2238 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	374,700		456,000	830,700
Total Card	0.115	374,700		456,000	830,700
Total Parcel	0.115	374,700		456,000	830,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.18 | /Parcel: 371.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101856

GIS Ref

GIS Ref

Insp Date 01/20/18

!12026!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,800	0	5,000.	456,000	830,800	830,800	Year End Roll	12/18/2019
2019	101	FV	274,200	0	5,000.	427,500	701,700	701,700	Year End Roll	1/3/2019
2018	101	FV	281,600	0	5,000.	353,400	635,000	635,000	Year End Roll	12/20/2017
2017	101	FV	281,600	0	5,000.	324,900	606,500	606,500	Year End Roll	1/3/2017
2016	101	FV	281,600	0	5,000.	296,400	578,000	578,000	Year End	1/4/2016
2015	101	FV	274,700	0	5,000.	290,700	565,400	565,400	Year End Roll	12/11/2014
2014	101	FV	251,700	0	5,000.	270,200	521,900	521,900	Year End Roll	12/16/2013
2013	101	FV	251,700	0	5,000.	257,100	508,800	508,800		12/13/2012

PRINT

Date	Time
12/11/20	02:08:49

LAST REV

Date	Time
04/09/18	11:21:33

apro

TAX DISTRICT

PAT ACCT. 12026

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GENNIS ANGELINE	63560-597		5/1/2014		660,000	No	No		
GENNIS ANGELIN	53271-597		7/27/2009	Family	99	No	No		
GENNIS GEORGE H	53225-451		7/17/2009	Family	99	No	No		
	11069-319		3/17/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	279	Solar Pa	6,160					solar
11/4/2015	1711	Solar Pa	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
1/13/2009	Entry Denied	372	PATRIOT
1/11/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22003245
Const Adj.:	0.97260350
Adj $ / SQ:	160.192
Other Features:	93823
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460340
Depreciation:	85623
Depreciated Total:	374717

COMMENTS

SCUTTLE OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

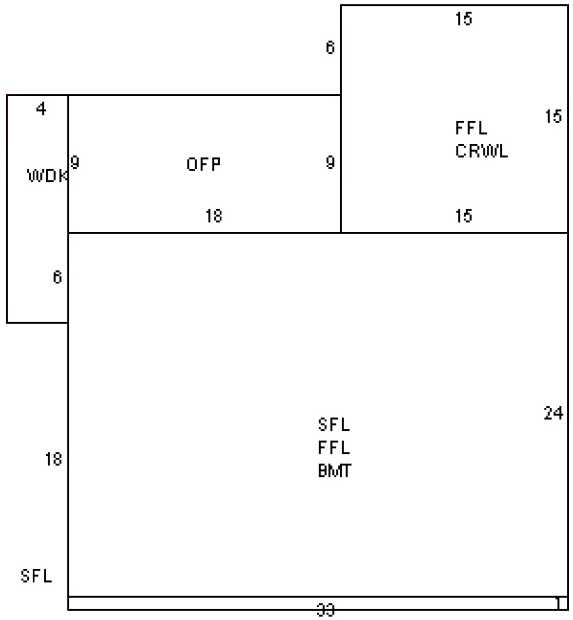
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.19
Special Features:	0	Val/Su Net:	121.62
Final Total:	374700	Val/Su SzAd	203.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,017	160.190	162,915
SFL	Second Floor	825	160.190	132,158
BMT	Basement	792	76.890	60,899
CRWL	Crawl Space	225	24.030	5,406
OFP	Open Porch	162	25.950	4,205
WDK	Deck	60	15.560	934

Net Sketched Area:	3,081			Total:	366,517
Size Ad	1842	Gross Are	3081	FinArea	2238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1965	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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